

CAMPION INDUSTRIAL PARK

225 | 253 | 255

42ND ST SW | LOVELAND, CO 80537

100,405 SF
BUILDING

10.1 ACRES

FOR SALE

42ND STREET SW

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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EXECUTIVE SUMMARY

**CAMPION
INDUSTRIAL
PARK**

42ND STREET SW

EXECUTIVE SUMMARY

Campion Industrial Park is a stabilized industrial investment comprised of a 100% leased, four-building, single-story, multi-tenant warehouse complex totaling 100,405 square feet on 10.1 acres. The offering includes nearly two acres of fenced and secured industrial outdoor storage and a fully leased cell tower, providing additional income. Located in the Fort Collins/Loveland industrial submarket, Campion Industrial Park offers direct access to U.S. Highway 287, connecting Fort Collins and Denver. Originally constructed in 1967, with an expansion completed in 1985, the improvements consist of functional industrial buildings. The tenant roster includes 10 tenants, anchored by Awakened Foods under a newly executed three-year lease, supporting stable in-place cash flow.

The asset offers income growth potential through below-market in-place rents and the opportunity to lease approximately 25,000 square feet of vacant, fenced, and secured outdoor storage. With stabilized occupancy, diversified income streams, and Industrial Light (IL) zoning allowing for a range of industrial and commercial uses, Campion Industrial Park presents a well-located Northern Colorado industrial investment with both current income and future growth potential.



INVESTMENT HIGHLIGHTS

STRONG GOING-IN YIELD

Campion Industrial Park is approximately 100% occupied, generating in-place NOI of \$1,150,971. Anchored by Awakend Foods under a newly executed three-year lease, the asset delivers a 7.52% capitalization rate based on current in-place NOI, providing stable cash flow relative to Northern Colorado industrial comparables.

RENT UPSIDE & RARE OUTDOOR STORAGE

Rents remain below prevailing small-bay industrial rates in the Fort Collins/Loveland submarket. Average rents at the subject are under \$12.00 NNN, with small-bay spaces under 25,000 SF within the submarket typically leasing for \$13.00/SF. With limited new construction and steady tenant demand, the property offers upside through upcoming lease renewals of new leases. The asset also includes 86,000 SF of secured outdoor storage, with 25,000 SF currently vacant, expected to be absorbed by an existing tenant in early 2026. This type of fenced storage is rare in the submarket, supporting tenant retention and leasing demand.

STRATEGIC LOCATION & FLEXIBLE SITE

Located between Loveland and Berthoud, with direct access to U.S. Highway 287 and connectivity to Interstate 25 via Highway 60, the site benefits from strong regional logistics. Northern Colorado industrial vacancy remains slightly above its 10-year average at 4.5%, while growth among manufacturing and service-related tenants strengthens demand for small-bay industrial product. Zoned Industrial Light (IL), the 10.1 acre site (439,956 SF) provides ample truck circulation, parking, and outdoor storage, accommodating a broad range of industrial uses and supporting long-term tenant retention.





PROPERTY OVERVIEW

**CAMPION
INDUSTRIAL
PARK**

42ND STREET SW

PROPERTY OVERVIEW

Address	225, 253, 255 42nd Street SW, Loveland, CO	Monument Sign	Yes
Offering Price	\$15,300,000	Secured Outside Storage	36,000 SF and 50,000 SF
Price Per SF	~\$153.00	Abundant Parking	237+ spaces
Total SF	~100,405 SF	Drive in Doors	10
Lot Size	~10.10 Acres	Dock High Doors	4
Occupancy	100%	Loading Ramp Doors	12
Current Income	\$1,150,971	AC in Offices	Yes
Current Cap Rate	7.52%	Power	3-Phase / Single Phase
Lease Type	NNN	Zoning	IL Industrial Light - Larimer County
Tenant Count	10	Larimer County Sales Tax	1.05%





FINANCIAL ANALYSIS

**CAMPION
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—
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LEASE ABSTRACT

PLEASE REQUEST SELLER'S NDA FOR REVIEW AND EXECUTION PRIOR TO RECEIVING THIS INFORMATION.

BUILDING 253

Unit	Occupant	Lease Type	Square Ft	Current PPSF	Proforma PPSF	Commencement	Expiration	Escalation	Escalated Rate	Options to Renew
A, B, E	Heirloom Wood Studio	NNN	3,843							
C	C & S Supply	NNN	4,690							
D	Ability Composites	NNN	16,408							

BUILDING 255

Unit	Occupant	Lease Type	Square Ft	Current PPSF	Proforma PPSF	Commencement	Expiration	Escalation	Escalated Rate	Options to Renew
A & E1	The Voice of Prophecy	NNN	14,485							
B	GoodVac Corp.	NNN	8,538							
C & E2 + IOS	Spec 7 Insulation	NNN	17,542							
D	Zerorez	NNN	3,652							

BUILDING 225

Unit	Occupant	Lease Type	Square Ft	Current PPSF	Proforma PPSF	Commencement	Expiration	Escalation	Escalated Rate	Options to Renew
Building 225	Awakened Foods	NNN	31,247							

INDUSTRIAL OUTSIDE STORAGE

Unit	Occupant	Lease Type	Square Ft	Current PPSF	Proforma PPSF	Commencement	Expiration	Escalation	Escalated Rate	Options to Renew
IOS	Midnight Recovery		25,000							
Cell Tower	Crown		N/A							
IOS	Vacant		25,000							

TOTALS										
Units	Tenants	Lease Type	Total Rentable Sq. Ft.	Avg. Rate PPSF	Current Income	Avg. Historic To Date	W.A.L.T.	Escalations	Options to Renew	
11	10	NNN	100,405							

BUILDING 253 - TENANTS IN PLACE



- ▶ **Ability Composites** (Units A, B and E): Ability Composites is a Loveland, Colorado-based small business specializing in custom carbon fiber and fiberglass manufacturing for aerospace, medical, and industrial markets. Founded by Frank Roundy, the firm provides engineering, 4-axis filament winding, and hand layup services, specializing in pressure vessels, radomes, and radome repairs.



- ▶ **C & S Supply, LLC** (Unit C): C and S Supply specializes in providing a wide range of firefighting equipment and accessories, including nozzles, valves, and foam products. Their product line caters to various sectors such as forestry, industrial, and wildland firefighting. The company aims to serve clients who require high-quality firefighting tools and solutions. With a focus on ease of use and reliability, C and S Supply positions itself as a trusted partner for firefighting professionals.



- ▶ **Heirloom Wood Studio** (Unit D): Heirloom Wood Studio, operated by designer Bryant Bajema in Northern Colorado, specializes in custom cabinetry, furniture, and millwork designed for longevity, function, and artistic, tailored detail. They excel at creating bespoke, high-quality, and innovative solutions, such as integrated lighting, complex cabinetry, and unique, handcrafted furniture pieces.



BUILDING 255 - TENANTS IN PLACE



- ▶ **Voice of Prophecy** (Units A and E 1): The Voice of Prophecy (VOP) is a historic Seventh-day Adventist media ministry founded in 1929 by H.M.S. Richards. Headquartered in Loveland, Colorado, it broadcasts the gospel globally, focusing on Jesus's soon return and Bible prophecy through radio, television, and Discovery Mountain for children. It offers extensive Bible correspondence courses and continues under current Speaker/Director Shawn Boonstra.



- ▶ **GoodVac Corp.** (Unit B): GoodVac Corp. is a Loveland, Colorado-based company operating since 2002 that specializes in vacuum cleaner parts, accessories, and reconditioned units, particularly for brands like Rainbow, Kirby, and Filter Queen. It offers both branded and aftermarket products, including filters, bags, and fragrances for residential and commercial, as well as bulk, customers.



- ▶ **Spec 7 Insulation** (Unit C, E2 and Graveled Yard): Spec 7 Insulation, a member of the Installed Building Products (IBP) Family of Companies, has provided professional insulation services for residential and commercial projects in the Denver Metro and Loveland, CO area since 1989. They specialize in installing fiberglass (batts/blown-in), cellulose, and spray foam insulation to improve energy efficiency.



- ▶ **Zerorez** (Unit D): Zerorez is a professional cleaning company specializing in carpet, upholstery, tile, and air duct cleaning, distinguished by its patented "Powered Water" technology (Zr™ Water) that cleans without soaps, detergents, or harsh chemicals. This method leaves no sticky residue behind, allowing carpets to stay cleaner longer, dry faster, and remain soft. With this new technology in hand, Zerorez was founded in 2001 as a franchising business.



BUILDING 225 - TENANT IN PLACE



- ▶ **Awakened Foods** (Units A, B, C, D and H): Home to established brands like Ka-Pop! and Bubba's Fine Foods, Awakened Foods has blossomed into one of the quickest growing and most highly innovative better for- you food firms in the US.

Authentic, simple and delicious – this is the not-so-secret recipe behind the vast and varied range of healthy snacks on offer from Awakened Foods, one of the USA's fastest-growing food businesses. A holding company for family-favorite healthy food brands, such as Ka-Pop! and Bubba's, Awakened also runs a highly successful private label and co-manufacturing business in Awakened Food Crafters.

Campion Industrial Park is home to Awakened Foods' Bubba's Fine Foods or B. Fine Foods brand manufacturing facility. First launched in 2014 B. Fine Foods is available nationwide in most major retailers, including Kroger, Natural Grocers, Whole Foods, 7-Eleven, and Amazon.



OUTSIDE STORAGE EAST

TENANTS IN PLACE:



► Spec7 Insulation

Outside Storage Occupied - 36,000



► Crown Castle, LLC (Unit: Cell Tower)

With 30 years experience, Crown Castle provides technical expertise, regulatory know-how and creative problem-solving. Their dense nationwide fiber, rapid build-out capabilities and range of custom solutions address the most pressing communication challenges of today.



OUTSIDE STORAGE NORTH

TENANT IN PLACE:



► Midnight Recovery, LLC

Outside Storage Occupied - East 25,000 SF

Midnight Recovery & Towing is the repossession management company for the state of Colorado. With over 25 years of experience, this talented team is able to provide complete repossession solutions for large-scale operations, mom/pop shops, apartment complexes, construction sites, financial institutions, private properties, and more.

► Vacant

Outside Storage - West 25,000 SF





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GARFIELD AVENUE

HIGHWAY 287

DRIVE TIME FROM PROPERTY

US Hwy 287	2 min (0.3 mi)
I-25	8 min (5.3 mi) via 42nd St SW & CO-60 E
Fort Collins	33 min (11.8 mi) via CR 19
Windsor	29 min (20.5 mi) via 42nd St. & I-25 N
Greeley	38 min (26.1 mi) via 42nd St. & I-25 N
Loveland	10 min (10.3 mi) via S Taft Ave
N CO Regional Airport	19 min. (12.7 mi) via 42nd St. & I-25 N
Berthoud	7 min. (3.6 mi) via US 287
Longmont	22 min. (14.3 mi) via US 287 S
Denver International Airport	57 min (56.6 mi) via I-25 S and E 470 S
Denver	57 min (49.4 mi) via I-25 S

CAMPION INDUSTRIAL PARK AERIAL VIEW



REGIONAL OVERVIEW



MARKET OVERVIEW

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NORTHERN COLORADO

Northern Colorado is a region of innovation, education and opportunity that encompasses Larimer and Weld Counties.

The region is located directly north of Metro Denver, with the Rocky Mountains to the west and Wyoming to the north. With affordable housing costs in comparison to the Denver area, low taxes, and a favorable business climate, the area is one of the fastest growing regions in Colorado.

The well-educated workforce and diverse employment base make Northern Colorado a prime area for business and industry growth.

NOCO SNAPSHOT

6,651

SQUARE MILES

730,169

POPULATION

36.6

MEDIAN AGE

393,490

LABOR FORCE

4.3%

UNEMPLOYMENT

\$43,078

PER CAPITA INCOME

92.1%

HS + GRADUATES

\$48.3 BILLION

GDP

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES	20 MILES
©2025 CBRE ESRI			
2025 Population	67,584	165,471	710,536
2030 Population - Projection	71,193	178,520	759,459
2025-2030 Annual Population	1.05%	1.53%	1.74%
2025 Households	28,730	67,577	277,335
Daytime Population	62,534	151,384	383,558
Avg. Household Income	\$108,919	\$126,134	\$124,802



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FOR SALE

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